

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WILDWOOD AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:		A
Owner 1:	MYSTIC LAKES REALTY LLC				
Owner 2:					
Owner 3:					
Street 1:	6 BEVERLY ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	ZOELLER RAPHAEL A JR & KAREN F -		
Owner 2:	-		
Street 1:	6 BEVERLY RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

457,600 /

457,600

457,600 /

457,600

457,600 /

457,600

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	454,800	2,800		457,600
Total Card	0.000	454,800	2,800		457,600
Total Parcel	0.000	454,800	2,800		457,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		455.78	/Parcel: 455.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	454,800	2800	.		457,600		Year end	12/23/2021
2021	102	FV	441,900	2800	.		444,700		Year End Roll	12/10/2020
2020	102	FV	435,400	2800	.		438,200	438,200	Year End Roll	12/18/2019
2019	102	FV	375,500	2800	.		378,300	378,300	Year End Roll	1/3/2019
2018	102	FV	332,300	2800	.		335,100	335,100	Year End Roll	12/20/2017
2017	102	FV	303,100	2800	.		305,900	305,900	Year End Roll	1/3/2017
2016	102	FV	303,100	2800	.		305,900	305,900	Year End	1/4/2016
2015	102	FV	280,200	2800	.		283,000	283,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
QthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558756
Depreciation:	103929
Depreciated Total:	454827

RESIDENTIAL GRID

1st Res Grid													Desc: Line 1				# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs: 5				BRs: 2				Baths: 1				HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1923	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic	G6	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 127.A-0003-000A.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCoJFact	Juris. Value
3	Garage		D Y	1	10X10	A	GD	1930	40.00	T	30	102			2,800		2,800

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,004	403.520	405,130
Net Sketched Area:		1,004	Total:	405,130
Size Ad	1004	Gross Area	1004	FinArea 1004

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
30						
30						
04						

IMAGE

AssessPro Patriot Properties, Inc

